

029.0

0004

0018.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
825,800 / 825,800

APPRaised:

825,800 / 825,800

USE VALUE:

825,800 / 825,800

ASSESSED:

825,800 / 825,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		TUFTS ST, ARLINGTON

OWNERSHIP

Unit #: _____

Owner 1: NEZICH DANIEL &

Owner 2: CERRITELLI LAURA

Owner 3: _____

Street 1: 23 TUFTS ST

Street 2: _____

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____ Own Occ: Y

Postal: 02474 Type: _____

PREVIOUS OWNER

Owner 1: CAFFREY AUGUSTINE ANDREW III -

Owner 2: KAKASSY CECILIA DEANNA -

Street 1: 23 TUFTS ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Aluminum Exterior and 1521 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5000.000	369,800		456,000	825,800		20355
							GIS Ref
							GIS Ref
							Insp Date
							09/07/17

PREVIOUS ASSESSMENT								Parcel ID	029.0-0004-0018.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	369,900	0	5,000.	456,000	825,900	825,900	Year End Roll	12/18/2019
2019	101	FV	292,900	0	5,000.	484,500	777,400	777,400	Year End Roll	1/3/2019
2018	101	FV	292,900	0	5,000.	353,400	646,300	646,300	Year End Roll	12/20/2017
2017	101	FV	292,900	0	5,000.	307,800	600,700	600,700	Year End Roll	1/3/2017
2016	101	FV	255,100	0	5,000.	262,200	517,300	517,300	Year End	1/4/2016
2015	101	FV	249,200	0	5,000.	256,500	505,700	505,700	Year End Roll	12/11/2014
2014	101	FV	249,200	0	5,000.	210,900	460,100	460,100	Year End Roll	12/16/2013
2013	101	FV	249,200	0	5,000.	200,600	449,800	449,800		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAFFREY AUGUSTI	1493-120		7/22/2016		750,000	No	No		
MC DERMOTT JOSE	1324-83		8/4/2006		435,000	No	No		
	823-156		1/1/1982			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/10/2017	1327	Solar Pa	8,472	C					9/7/2017	Inspected	PH	Patrick H
5/22/2008	497	Redo Kit	13,000			G9	GR FY09		8/19/2017	MEAS&NOTICE	HS	Hanne S
									4/20/2017	SQ Returned	EMK	Ellen K
									2/12/2009	Meas/Inspect	294	PATRIOT
									12/13/2006	MLS	MM	Mary M
									2/17/2000	Meas/Inspect	263	PATRIOT
									10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:		
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 3 - Aluminum	Sec Wall: 8 - Brick Veneer	25%	OthrFix: 1	Rating: Fair	Kits: 1	Rating: Very Good	A Kits:	Rating:	Frl: 2	Rating: Average	WSFlue:	Rating:			
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BEIGE\BRIC	View / Desir:		OTHER FEATURES		1st Res Grid	Desc: Line 1	# Units: 1	Level	FY LR DR D K FR RR BR FB HB L O	UAT	SFL	FFL	BMT		
GENERAL INFORMATION					CONDO INFORMATION					Other		GAR (240)	10	10	(676)		
Grade: C+ - Average (+)	Year Blt: 1937	Eff Yr Blt:	Alt LUC:	Alt %:	Location:	Total Units:	Upper			Lvl 2		5	5	5	5		
Jurisdct: G10	Fact: .	Const Mod:	Lump Sum Adj:		Floor:		Lower			Lvl 1		10	10	10	10		
INTERIOR INFORMATION					% Own:	Name:	Totals	RMs: 7	BRs: 3	Baths: 1	HB 1	21	26	26	26		
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: 5 - Lino/Vinyl	Total: 10.8 %	DEPRECIATION	Exterior:	No Unit	RMS	BRS	FL	28	6			
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:	Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	Heat Fuel: 2 - Gas	Heat Type: 5 - Steam	Functional:	1	7	3						
# Heat Sys: 1	% Heated: 100	% AC:	Solar HW: NO	% Central Vac: NO	% Com Wall	% Sprinkled:	CALC SUMMARY	Economic:									
MOBILE HOME	Make:	Model:	Serial #:	Year:	Color:		COMPARABLE SALES	Const Adj.: 0.99288172	Rate	Parcel ID	Typ	Date	Sale Price				
SPEC FEATURES/YARD ITEMS							Adj \$ / SQ: 167.549	Other Features: 91300									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								PARCEL ID 029.0-0004-0018.0			
IMAGE 																	